

REQUEST FOR COUNCIL ACTION

MEETING
3-3-03

169 -

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: Final Plat #02-31 to be known as Fox Hill Third Subdivision.		PREPARED BY: Mitzi A. Baker, Senior Planner

February 26, 2003

Staff Recommendation:

The Planning Staff has reviewed the submitted final plat and recommends approval subject to the following conditions or modifications:

- 1. Parkland dedication shall be met via cash in lieu of land in the amount of \$18,250, as identified in the November 21, 2003 memorandum from Rochester Park and Recreation. In addition, the applicant shall be required to grade and establish turf on the 30' park access as well as on all existing park lands disturbed as a result of subdivision grading. The exchange of land between the applicant and City will occur after final plat approval.*
- 2. Roadway names shall be modified on the Final Plat documents, as required by the Planning Department Addressing division, per the attached memorandum dated November 21, 2002.*

Council Action Needed:

- 1. If the Council wishes to proceed a resolution approving the plat can be adopted.*

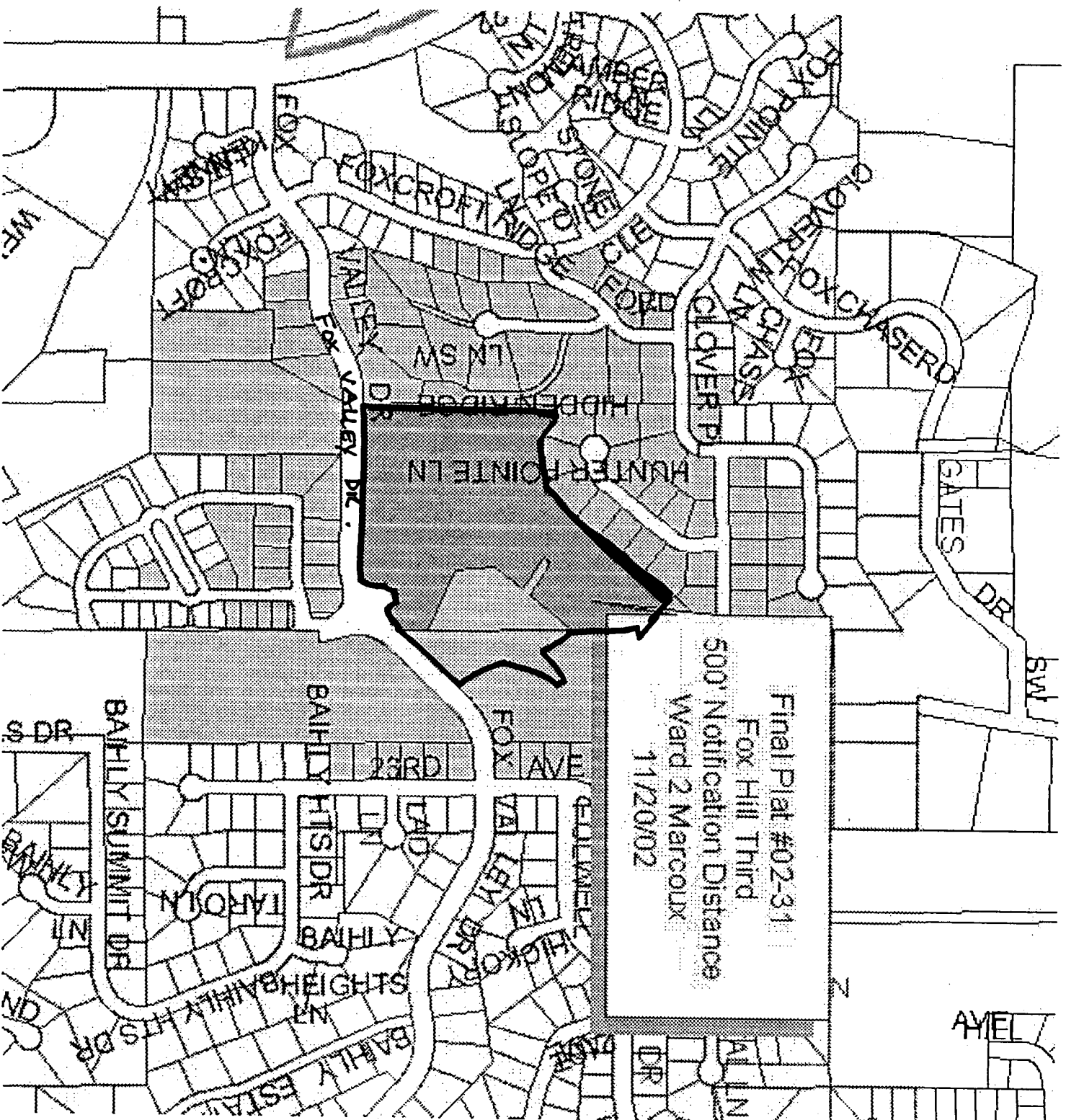
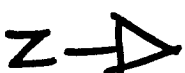
Distribution:

1. City Clerk
2. City Attorney
3. Planning Department File
4. Planning Department GIS Division
5. McGhie & Betts, Inc.
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday March 3, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

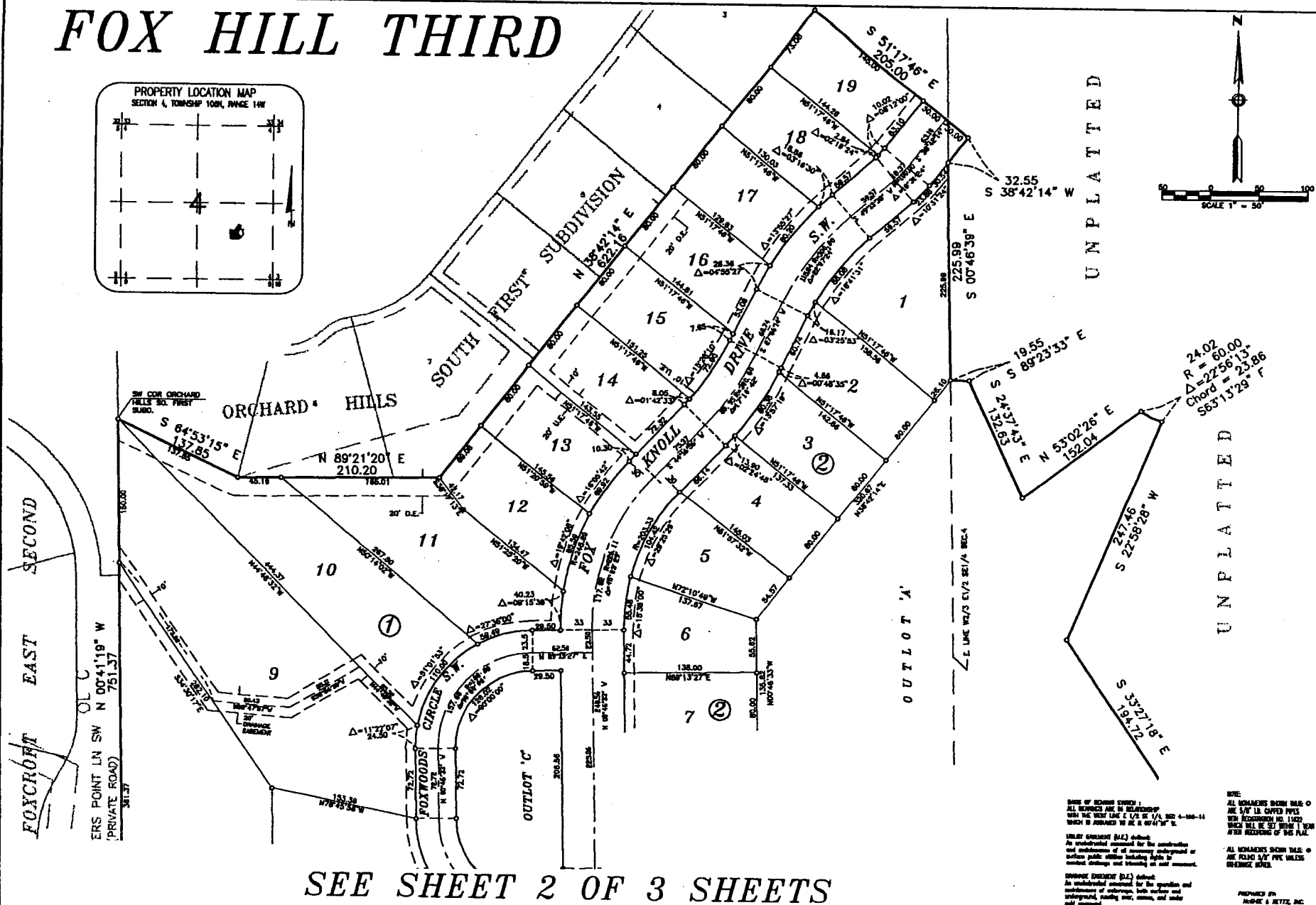
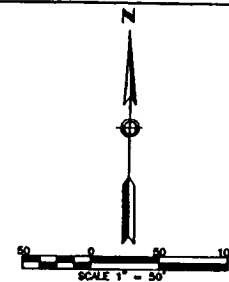
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LOCATION MAP



PROPERTY LOCATION MAP
SECTION 4, TOWNSHIP 108N, RANGE 14W

20 1/2 S 1/4			20 1/2 S 1/4
		4	
20 1/2 S 1/4			20 1/2 S 1/4

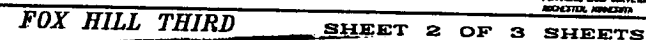


SHEET 3 OF 3 SHEETS

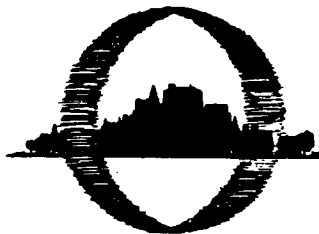
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PLANNING DEPARTMENT

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PLANNING DEPARTMENT



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: February 26, 2003

RE: Final Plat #02-31 by Fox Hill, LLC to be known as Fox Hill Third Subdivision. The Plat proposes to subdivide approximately 20.01 acres of land into 30 lots for single family detached dwellings and 3 outlots. The plat also dedicates the right of way for new public roadways. The property is located along the north side of Fox Valley Drive SW and south of Whitney Lane SW.

Planning Department Review:

Applicant/Owner: John Klopp
Wynnwood Company
1801 Greenview Drive SW
Rochester, MN 55902

Engineer: McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat
4. Tree Survey Plan

Development Review:

Location of Property: The property includes approximately 20 acres of land located north of Fox Valley Drive, east of the Foxcroft Development, and south of Orchard Hills South First Subdivision.

Zoning: A petition to re-zone this property to the Fox Knob Special District is currently being considered.

Proposed Development: The Plat proposes to subdivide approximately 20 acres of land into 30 lots for single family detached dwellings and 3 outlots. The plat also dedicates the right of way for new public roadways.

Streets: The Plat proposes to dedicate right-of-way for three



roadways, including Fox Valley Drive.

Fox Knoll Drive is a designated collector road and is proposed to be constructed with a 60 foot right-of-way. Foxwoods Circle would be a limited local road, on a 42 foot right-of-way.

A private road is proposed, over Outlot B, to provide access to four or five lots.

Utilities:

Utilities are available to serve the subdivision within the existing Fox Valley Road right-of-way and from adjacent developments.

Construction plans have been approved.

Sidewalks:

In accordance with current City policy, sidewalk is required along all roadways being dedicated in this plat, including those areas adjacent to outlots.

Drainage:

The plat incorporates storm sewer pipes that will convey storm drainage to storm sewer in Fox Valley Drive. A storm sewer is proposed to outlet onto undeveloped land to the north, with the initial development of the property.

Detailed grading and drainage plans have been approved for this property.

Wetlands:

Minnesota Statutes require that all developments be reviewed for the presence of wetlands or hydric soils. There do not appear to be hydric soils within this plat.

Spillover Parking:

The spillover parking requirements for this development would be 36 parking spaces. The proposed roadways, as well as individual driveways, should be adequate to accommodate the required spillover spaces.

Parkland Dedication:

Parkland dedication requirements for this development should be met though cash in lieu of land.

General Development Plan:

This property is part of the Fox Knob General Development Plan (GDP) and Fox Knob Special District (SD), approved by the City. The Plat is generally consistent with the approved GDP and SD.

Preliminary Plat:

The Preliminary Plat for this property was approved in July 5, 2002, subject to the following modifications or conditions:

175

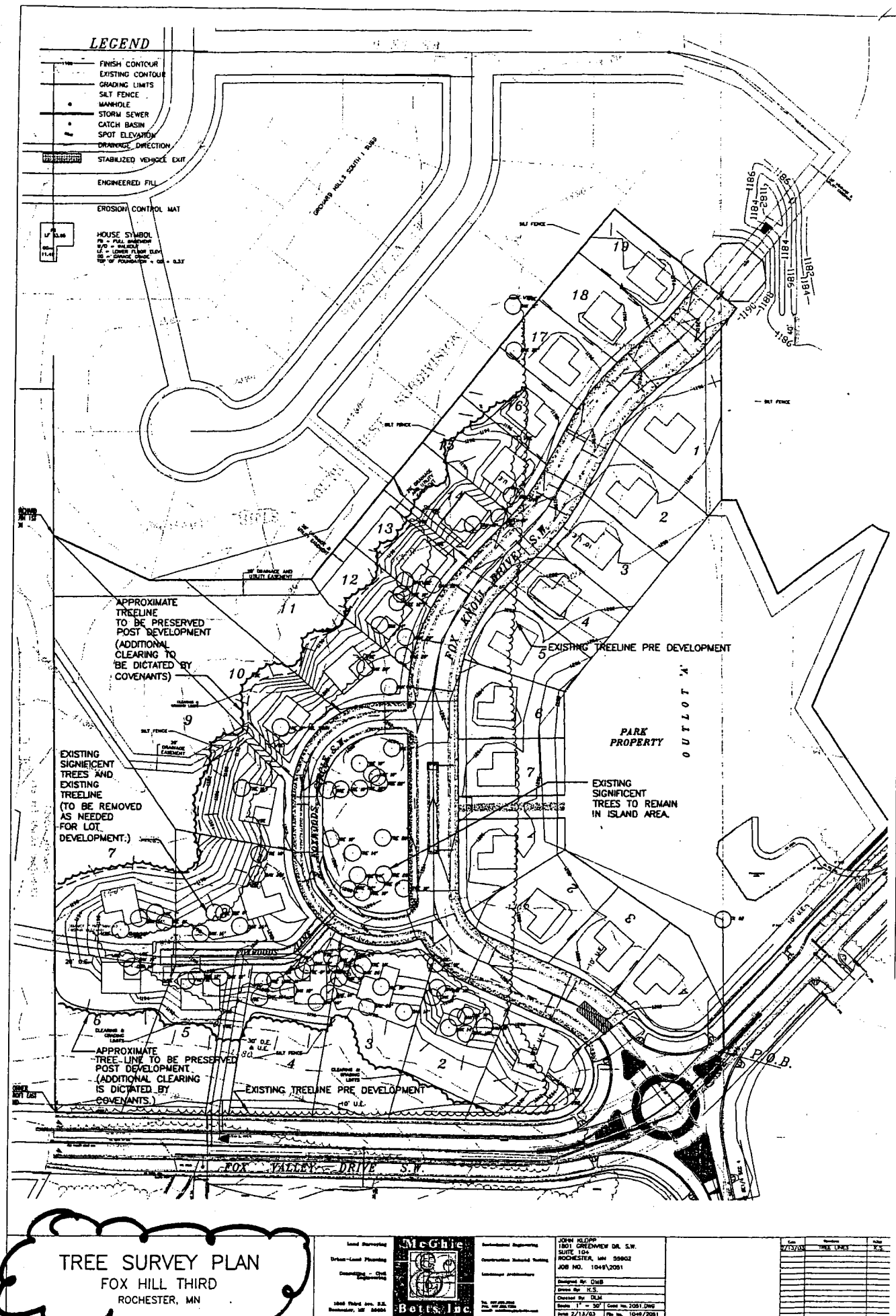
1. Conditions of the General Development Plan for this property still apply; applicable conditions must be met prior to application for a Final Plat.
2. The Plat shall be revised to:
 - a) Provide a minimum 30' width for the park access located in Outlot A;
 - b) Revise roadway names, as specified in the June 26, 2002 memorandum from the Planning Department Addressing staff;
 - c) Identify additional easements, as specified by RPU Water in a memorandum dated June 25, 2002;
3. Outlot B shall be constructed with a standard driveway approach.
4. Pedestrian Facilities are required along the entire frontages of all public roads, including the frontages abutting all Outlots.
5. Construction of a temporary turn-around, and dedication of an applicable temporary easement are required at the northerly extent of Fox Knoll Drive SW. Additionally, dedication of off-site easements are required for the proposed sanitary sewer connection to Orchard Hills South First Subdivision, and for the proposed storm sewer outlet to unplatted lands lying northeast of the northerly extent of Fox Knoll Dr. SW.
6. Parking along Foxwoods Circle SW shall be limited to one site only. "No Parking Fire Lane" signs shall be posted appropriately.
7. The Owner will need to specifically note in his bonding for this project, that the work includes the substantial land alteration costs. This could be done using a letter identifying the breakdown for the work.

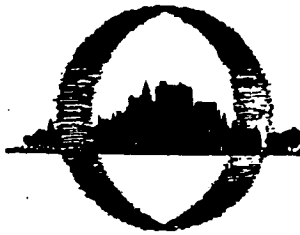
Staff Review and Recommendation:

Staff has reviewed this final plat for compliance with the applicable regulations and recommends approval subject to the following conditions/modifications:

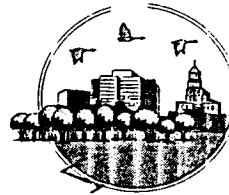
1. **Parkland dedication shall be met via cash in lieu of land in the amount of \$18,250, as identified in the November 21, 2003 memorandum from Rochester Park and Recreation. In addition, the applicant shall be required to grade and establish turf on the 30' park access as well as on all existing park lands disturbed as a result of subdivision grading. The exchange of land between the applicant and City will occur after final plat approval.**
2. **Roadway names shall be modified on the Final Plat documents, as required by the Planning Department Addressing division, per the attached memorandum dated November 21, 2002.**

△_TN





COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: November 21, 2002

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC:

RE: FOX HILL THIRD

FINAL PLAT # 02-31

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. **FOXWOODS CIRCLE SW** is still using the incorrect roadway type.

RECOMMENDATION: Change the roadway type to **COURT**. (**FOXWOODS COURT SW**).

178



ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: November 21, 2002

TO: Planning

RE: Fox Hill 3rd
Final Plat #02-31

Number of dwelling units.....	30 units
Density factor.....	.0244
Dedication73 a
Fair market value of land.....	\$25,000/a

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of landing the amount of \$18,250 (.73 acres X \$25,000 / a) with payment due prior to recordation of final plat.

The applicant should be required to grade and establish turf on the 30' park access as well as on all existing park lands disturbed as a result of subdivision grading. The grading plan for the areas adjacent to the existing Younge Park should be subject to review and approval of the Park Department.

The exchange of land between the applicant and City will occur after final plat approval.

Applicant:
Fox Hill LLC
1801 Greenview Dr SW

179

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 12/2/02

The Department of Public Works has reviewed the application for a Final Plat #02-31 for the proposed Fox Hill Third Subdivision. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this Property.
2. A City-Owner Contract has been executed for this project.

Charges/fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract.

